

**Planning and Zoning Commission Meeting Minutes
January 11, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday January 11, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Gregory Counts, Lorraine Arney and Joshua Scott. Vice Chairman Fred Dammeyer and Commissioners Janice Edgar and Barbara Beam were absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Chad Brown, Associate Planner; Amelia Griffin, Associate Planner; Erika Peterson, Assistant Planner and Alex Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR

MINUTES –December 14, 2020

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Chairman Hamel stated that there needed to be a correction on the minutes, that the office of the City Attorney clarified that on page two of the minutes that Title 48 should have been Title 36.

Motion by Counts, second by Arney, to APPROVE the Consent Calendar, as corrected. Motion carried unanimously, (4-0) with three absent.

Action Items –

CUP-32839-2020: *This is a request by Dahl, Robins & Associates, on behalf of B & G's Family LTD Partnership, for a Conditional Use Permit to allow a drive-through kiosk, in the Limited Commercial (B-1) District, at the properties located at 1030 W. 24th St, units A, B, C, D, and G, Yuma AZ.*

Chad Brown, Associate Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Hamel commented that he agreed that the Drive-thru might be busy during certain times of the day. **Hamel** then praised the business for creating a way to continue to be available to the public considering the current economic situation.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Counts, to APPROVE CUP-32839-2020, subject to the Conditions of Approval in Attachment A. Motion carried (4-0) with three absent.

CUP-32848-2020: *This is a request by N. Bruce Jacobson, on behalf of Palm Shadows of Yuma, LLC, for a Conditional Use Permit to allow an industrial use within 600' of residential in the in the Light Industrial/Infill Overlay (L-I/O) District. The properties are located at 1100 & 1130 S. Maple Avenue, Yuma, Arizona.*

Erika Peterson, Assistant Planner, summarized the staff report and recommended **APPROVAL**, noting that the Applicant had requested to have Condition Six to be modified from one year to two years.

QUESTIONS FOR STAFF

Hamel asked about the single building on the east side of the property. Peterson replied that the building is the largest on the property and will be remaining and used as storage. Peterson went on to say that demo permits have been submitted for the office and two other buildings on the property.

Hamel then asked to confirm that for Condition Six, regarding the expiration date of the approval, that the Applicant was requesting to extend the date of completion from one year to two years. Peterson replied yes.

Commissioner Counts commented that he liked that the property was being revitalized. Hamel agreed.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Counts, second by Scott to APPROVE CUP-32848-2020 as presented with Condition Six being modified to now read "The conditions listed above shall be completed within two years of the effective date of the approval of the Conditional Use Permit or prior to the issuance of any Building Permit, Certificate of Occupancy or City of Yuma Business License for this property. In the event that the conditions are not completed within the time frame, the Conditional Use Permit shall be null and void." Motion carried unanimously (4-0) with three absent.

SUBD-31702-2020; This is a request by Dahl, Robins & Associates, Inc., on behalf of Barkley Limited Partnership, for approval of the preliminary plat for the Livingston Ranch Units No. 3 and 4 Subdivision. This subdivision will contain approximately 65.3 acres, and is proposed to be divided into 176 residential lots, ranging in size from 7,395 square feet to 19,451 square feet. The property is located near the northwest and northeast corner of 36th Street and the Avenue B½ alignment, Yuma, AZ. (Continued from November 23, 2020).

Alyssa Linville, Assistant Director DCD, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Arney, second by Scott, to APPROVE SUBD-31702-2020, subject to the Conditions of Approval in Attachment A. Motion carried (4-0) with three absent.

INFORMATION

ITEMS

Staff

None

Commission

None


Public

None

ADJOURNMENT

Hamel adjourned the meeting at 4:47 p.m.

Minutes approved this 3 day of February, 2021


Chairman